



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
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ZONING BOARD OF APPEALS
AGENDA
Web-Based Meeting Hosted on ZOOM
July 8, 2021
7:00 p.m.

Public Participation Instructions Below

To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

To View Application Materials, Click on Links Below the Agenda Item

ROLL CALL:

ACCEPTANCE OF MINUTES: June 24, 2021

Click on link for: [Minutes – June 24, 2021](#)

The next regular meeting is scheduled for **July 22, 2021**

PUBLIC HEARINGS:

#21-26: Mazzucco, Ward, Esq., Agent, 57-77 Joe's Hill Rd., (B12016), RA-80 Zone
Sec. 3.G.3.(d): Allow construction of a swimming pool in the front yard.

Click on link for: [Application & Survey](#)

#21-27: Vazquez, Juan C., 23 Maple Ridge Rd., (G11080), RA-20 Zone,

Sec. 4.A.3: Reduce minimum side yard setback from 15' to 6.9'; Increase maximum building coverage from 20% to 23.7%.

Click on link for: [Application, Survey, Plans](#)

#21-28: Solimine Contracting, John Danise, Contractor, 17 Robinhood Rd., (C06095), RA-40 Zone,

Sec. 4.A.3: Reduce minimum side yard from 25' to 15.2'.

Click on link for: [Application, Survey, Floor Plans](#)

#21-29: Curry, Bernard F. III, contract purchaser, 7,9,13, & 15 Miry Brook Rd., a/k/a Parcel 1: "Sugar Hollow Rd.", (G18007) and Parcel 2: 15 Miry Brook Rd., (G18016), IL-40 Zone,

Sec. 6.A.3., 6.C.2.(d), and 8.C.1.c.(2): Allow parking spaces within 5' of the property line on Sugar Hollow Rd. & Miry Brook Rd. where a front-yard setback of 30' is required. Sec. 6.C.2.(b): Permit a landscape buffer of 5' along the property's frontage on Sugar Hollow Rd. & Miry Brook Rd. where 20' is required. Sec. 8.C.3.b. & 8.D.3.: Permit alternative site landscaping in lieu of trees & zero (0) street trees where twenty-one (21) are required. Sec. 6.A.5.g.(3): Allow vehicular access onto the site from Wallingford Road, a local street. The subject property is owned by Sugar Hollow Land Development LLC.

Click on link for: [Application, Survey, Site Plan](#)

CONTINUED PUBLIC HEARINGS:

#21-24: Magner, James, 4 Lake Road, (J02031), RA-20 Zone

Sec. 4.A.3 Reduce minimum front yard setback from 30' to 27.8' to roof overhang of proposed covered porch; reduce minimum side yard setback from 15' to 8.2' to proposed porch; reduce minimum side yard setback from 15' to 8.9' to existing balcony. Sec. 8.A.2.b Allow drainage discharge onto the road. Sec. 8.A.2.c.(4) Reduce bottom edge of excavation from minimum of 5' to 0' for proposed and existing retaining walls.

Click on link for: [Application, survey, and plans](#)

#21-25: Maskara, Lenore, 33 Robin Hood Road, (C06072), RA-40 Zone

Sec. 4.A.3: Reduce minimum front yard setback from 40' to 33.4' for front porch. Reduce rear yard setback from 20' to 2.3' to roof overhang for garage/storage. Increase building coverage from 50% to 58.6%.

Click on link for: [Application and survey](#)

OLD BUSINESS: None

NEW BUSINESS: Protocol for future meetings.

CORRESPONDENCE: None

OTHER MATTERS: None

ADJOURNMENT:

PUBLIC PARTICIPATION

NOTE: This meeting starts at 7:00 PM (US and Canada). Please feel free to join early after 6:30 PM to test connection.

Time: Jul 8, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85672694740?pwd=NUs2V1NySHIyY2N3azA4K2dtMnhyZz09>

Meeting ID: 856 7269 4740

Passcode: 856377

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